

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

**- CALL TO ORDER**

**MINUTES:**

PRESENT: COUNCILWOMAN MONCRIEF and COUNCILMAN WOLFSON

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY PUBLIC WORKS DIRECTOR JOHN McNELLIS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, AND DEPUTY CITY CLERK YDOLEENA YTURRALDE

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

ANNOUNCEMENT MADE - Meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:04)

1-1

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding an Exclusive Negotiating Agreement between City Parkway V and Related Companies for the Union Park property bounded by Grand Central Parkway, Bonneville Avenue and the UPRR Rail line, APN 139-34-110-003 - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Through a Request For Proposal process, Related Companies has been selected as Master Developer to furtherance the development of the 61-acre parcel known as Union Park. City Parkway V has negotiated an Exclusive Negotiating Agreement (ENA) with Related Companies that outlines the duties and responsibilities of both parties during the negotiation of the Disposition and Development Agreement. The ENA allows 90 days to bring a Disposition and Development Agreement for City Council approval.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Exclusive Negotiating Agreement
3. Disclosure of Principals
4. Location Map

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 1 be held in abeyance to 1/4/2004 Real Estate Meeting. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

SCOTT ADAMS, Office of Business Development, asked that the item be abeyed to the first agenda in January.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:04 - 3:05)

1-8

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding an Easement and Rights-of-Way from the City of Las Vegas (City) to the Las Vegas Valley Water District (LVVWD) for an approximate two hundred square-foot Double Check Detector Assembly (DCDA) on APN 139-25-405-008 located in the vicinity of Harris Avenue and Mojave Road commonly known as The Animal Foundation Regional Animal Campus - Ward 3 (Reese)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is granting an Easement and Rights-of-Way to LVVWD for water lines and appurtenance(s). A necessary part of this project is an approximate two hundred square-foot DCDA on the property. This Easement is associated with a Non-Standard Service Agreement approved at Council on 6/21/00.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Easement and Rights-of-Way
2. Non-Standard Service Agreement

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, explained this is an easement to the water district to allow water facilities to be built at the Animal Foundation on Mohave Road. He recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:05 - 3:06)

1-35

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding an Easement and Rights-of-Way from the City of Las Vegas (City) to the Las Vegas Valley Water District (LVVWD) for a Double Check Detector Assembly (DCDA) Easement-1 containing approximately one hundred and fifty square-feet on APN 139-27-708-008 commonly known as the Reed Whipple Cultural Center located at 821 Las Vegas Boulevard North - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines and appurtenance(s). A necessary part of this project is the associated backflow prevention devices. DCDA Easement-1 contains approximately one hundred and fifty square-feet and is associated with an Interlocal Agreement approved at Council on 9/15/04.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Easement and Rights-of-Way
2. Interlocal Agreement

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, noted this is an easement to the water district for water facilities at Reed Whipple Cultural Center and he recommended approval.

AL GALLEGOS, Las Vegas resident, questioned what a double check detector assembly is since it will be located in the area where he lives. CITY MANAGER DOUG SLEBY clarified it will be an assembly that brings the water line above ground that has special valving to prevent backflow and is generally encased in large boxes.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.  
(3:07 - 3:08)

**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

**MINUTES - Continued:**

1-61

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding an Easement and Rights-of-Way from the City of Las Vegas (City) to the Las Vegas Valley Water District (LVVWD) for a Double Check Detector Assembly (DCDA) Easement-2 containing approximately two hundred and twenty-five square-feet on APN 139-27-708-011 commonly known as the Reed Whipple Cultural Center located at 821 Las Vegas Boulevard North - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines and appurtenance(s). A necessary part of this project is the associated backflow prevention devices. DCDA Easement-2 contains approximately two hundred and twenty-five square-feet and is associated with an Interlocal Agreement approved at Council on 9/15/04.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Easement and Rights-of-Way
2. Interlocal Agreement

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, noted this is an easement to the water district for water facilities at Reed Whipple Cultural Center and he recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:08 - 3:09)

1-120

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding an Easement and Rights-of-Way from the City of Las Vegas (City) to the Las Vegas Valley Water District (LVVWD) for an approximate two hundred and seventy square-foot Easement on APN 139-34-712-125 commonly known as the Downtown Community Center located at 310 South 9th Street - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines and appurtenance(s). The Easement contains approximately two hundred and seventy square-feet and is associated with an Interlocal Agreement approved at Council on 8/4/04.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Easement and Rights-of-Way
2. Interlocal Agreement

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, announced this is an easement with the water district for water facilities at the Downtown Community Center. He noted the center will be experiencing remodeling and he recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:09)

1-130

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding a Lease Agreement with the State of Nevada, Department of Administration, Division of Buildings and Grounds on behalf of the Department of Human Resources, Welfare Division for lease of approximately 30,840 square-feet of office space located at 1040 West Owens (\$1,029,492 revenue for duration of contract) - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The current Lease with the Welfare Division will expire 1/05. The Welfare Division wishes to continue to use the space and City of Las Vegas staff feels the Welfare Division is a good tenant. The new monthly rental rates are \$27,756 for year one, \$28,589 year two and \$29,446 year three. The Lease term is for three years, with one additional three-year term with a minimum rent increase of three percent.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Lease Agreement

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, explained that the Welfare Office has been leasing office space in the Nucleus Plaza Shopping Center from the City for approximately 20 years. Because their lease will expire in January, this would renew the lease for three years, increasing the first year's rent approximately 28 cents per square foot and another 10 cents per square foot each year thereafter. He recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:10)

1-152



**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD GOECKE**☐ **CONSENT**    ☒ **DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding a Lease Addendum Number 3 between the City of Las Vegas (City) and 730 LTD regarding lease of an office building located at 730 Las Vegas Boulevard South and the option to purchase the adjoining paved parking lot located at 708 Las Vegas Boulevard South - Ward 5 (Weekly)

**Fiscal Impact:**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City desires to amend the Lease with 730 LTD to add three additional three-month holdover periods (for a total of four three-month holdover periods). The City also desires to grant 730 LTD the option to purchase the adjoining paved parking lot located at 708 Las Vegas Boulevard South.

**RECOMMENDATION:**

Staff recommends approval and authorization for staff to execute any additional documents necessary to facilitate the intent of Lease Addendum Number 3.

**BACKUP DOCUMENTATION:**

1. Lease Addendum 3
2. Site Map

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, stated the current lease for the DSC building will expire in 2006. The City Hall expansion may take more time to be completed and so suggested options for leasing the building for a longer period of time. This would allow four three-month options that could total another year in the building. In exchange for the landlord granting the option periods, the City has granted an option for the landlord to purchase 1/16th of an acre beside the location that is currently being used for City employee parking. This property would be sold at today's price in 2007.

AL GALLEG0, Las Vegas resident, inquired who 730 LTD is. MR. ROARK indicated it is Milton Swartz and Family Trust and Deputy City Attorney Tom Green has listed detailed information in the addendum. He informed MR. GALLEG0 that the addendum is available for copies and recommended approval..

No one appeared in opposition.

**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

**MINUTES - Continued:**

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:12 - 3:13)

1-178

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding acceptance of a Right-of-Entry from the Clark County School District (CCSD) to the City of Las Vegas (City) for access to Garside Elementary Pool area located at 300 South Torrey Pines Drive (\$3,500 - Americans with Disabilities Act [ADA] Fund) - Ward 1 (Moncrief)

**Fiscal Impact:**

☐

**No Impact**

**Amount:**

\$3,500.00

☒

**Budget Funds Available**

**Dept./Division:**

Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

ADA Fund

**PURPOSE/BACKGROUND:**

In accordance with the Americans with Disabilities Act, City crews will work in conjunction with CCSD scheduling removal of approximately twenty linear feet of curb and sidewalk near the pool area, replacing it with a sloped sidewalk to facilitate entry by mobility impaired patrons. The work will also include striping and adding an additional parking space.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Right-of-Entry
2. Aerial Map

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 8 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, explained this is a right of entry issued from Clark County School District for City employees to access Garside Elementary to repair and adjust handicapped access to the pool. The work will cost about \$3,500 and he recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:13)

1-260

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement with the Las Vegas Convention and Visitors Authority (LVCVA) for use of facilities at the Cashman Center located at 850 North Las Vegas Boulevard to hold Councilman Lawrence Weekly's Children's Christmas Surprise - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In an effort to continue his commitment to serve Ward 5, Councilman Lawrence Weekly will host a Children's Christmas Surprise at the Cashman Center on December 21, 2004. Ward 5 children will celebrate the holidays with the Councilman while partaking in fun festivities. This is a one-day event at no cost to the City.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Lease Agreement

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 9 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management Division, stated this is a lease agreement with Cashman Center for a brief period of time to hold Lawrence Weekly's Children's Christmas Surprise. The City will provide insurance and the space will not incur costs to the City. He recommended approval.

No one appeared in opposition.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:13 - 3:14)

1-287

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilwoman Moncrief and Councilman Wolfson

Discussion and possible action regarding a Sales Agreement between the City of Las Vegas (City) and Backwall Development, LLC, for the sale of 4086 Spring Leaf Drive at a price of \$250,000 to repay a loan from Community Development Block Grant (CDBG) Revolving Loan Fund - County (near Wards 1 and 2 - Moncrief and Wolfson)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City acquired this property through default of the previous owner. City staff held a public auction for the sale of the property on 11/8/04. The appraised value of the property "as is" was \$250,000, which became the starting bid price. The qualified and successful bid for acquisition of the property was \$250,000. The funds will be used to repay a loan from Community Development Block Grant Revolving Loan Fund.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Sales Agreement

**MOTION:**

**COUNCILMAN WOLFSON recommended Item 10 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILWOMAN MONCRIEF concurred.**

**MINUTES:**

COUNCILWOMAN MONCRIEF declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, stated the City acquired the property through default involving a loan fund recipient. The property was appraised and a bid process was received at the appraised value. She indicated the money will be used to repay HUD for funding and recommended approval.

AL GALLEGOS, Las Vegas resident, stated he was unable to locate information about Backwall Development, LLC and was concerned about the City purchasing property outside of the City. He then questioned why the City is considering such a deal if it will lose over \$10,000. MS. PRESCOTT explained the property was given as collateral for a loan on a business that was operating in the City but has since gone out of business. There was not a payment on this loan for over eight years. She clarified the property was not purchased but rather taken as collateral.

DAVID ROARK, Real Estate and Asset Management, described the condition of the house to be a

**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

**MINUTES - Continued:**

nuisance and would have cost the City about \$70,000 to get the property back to livable conditions. It was decided to appraise the property and try to sell it in the as-is condition.

MR. GALLEGO disagreed with the amount that was agreed upon because of its prime location and reiterated concern for not having information on Backwall Development, LLC.

COUNCILWOMAN MONCRIEF declared the Public Hearing closed.

(3:14 - 3:15)

1-314

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 14, 2004**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**MINUTES:**

None.

(3:18)

1-443

THE MEETING ADJOURNED AT 3:18 P.M.

Respectfully submitted:

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YDOLEENA YTURRALDE, DEPUTY CITY CLERK

January 26, 2005